(d) whether some of these allottees have violated the terms and conditions of lease agreements; and

(e) if so, the names of such allottees and the action being taken, if any, against them?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) and (b) Yes, Sir. The allotment of land is made to the registered societies/institutions as concessional rates considering the recommendation of Govt. of India/Govt. of NCT of Delhi on institutional rates approved by the Ministry of Urban Affairs & Employment from time to time. The terms and conditions of the lease agreement are avilable in the perpetual lease Deed Form.

(c) Approximately 1005 institutions have been allotted land in Delhi by DDA. The names of such institutions alongwith the area and the location of land allotted to them during the last 5 years are avilable at Annexure. [*See* Appendix 180, Annexure No. 92]

(d) and (e) List of allottees/institutions those who have violated the terms and conditions of lease agreement are given in the above said Annexure. Action against those violating the terms of allotment is being initiated as per the conditions of the allotment letter and lease-deed.

Perspective plan for Urban Housing

4419. SHRI RAJNATH SINGH 'SURYA': Will the PRIME MINISTER be pleased to state:

(a) whether it is a fact that with the 27% urbansation level at present, urban population is going to be 33% by the turn of the century;

(b) if so, whether Government have any perspective plan for urban housing; if so, the details thereof and if not, the reasons therefor;

(c) what steps Government have taken to propose to take to increase investment in housing sector; and

(d) whether Government have initiatated any steps to involve private sector in this field; if so, the details in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) As per the projections made by the technical Group on Population projections constituted by the Planning Commission in August, 1996 the percentage of Urban population of the country in 2001 is estimated to be 28.77%.

(b) Within the frame work of the National Housing Policy perspective plan for housing is built into the five year plan strategy. The Working Group on Urban housing for 9th Five Year Plan set up by the Planning Commission has estimated a requirement of Rs. 120,000 crores for construction/upgradation of 16.76 million dwelling units. However, housing being a State level action plan on housing are to be prepared by the State Government.

(c) Against the requirement of Rs. 120,000 crores the Working Group has estimated that an amount of Rs. 52,000 crores may flow from formal sector out of which investment in urban housing would be Rs. 34,000 crores.

The following steps have taken to step up investment in housing:—

(i) Plan outlay on housing comprising Central and State allocations was Rs. 6377 crores during 8th Plan as against Rs. 2458 crores during 7th Plan.

(ii) To provide larger equity support to HUDCO, its authorised capital has been increased to Rs. 385 crores. As

on 1.4.97, Government has provided equity support to the extent of Rs. 350 crores to HUDCO. This enlarged capital base will help HUDCO to mobilise larger financial rsources for financing the housing and urban development schemes of State agencies.

(iii) Government has extended support to HUDCO to get loans on soft terms/grants from KFW and OECF and ABD.

(iv) HUDCO has been able to tap capital market through Government guarantee debentures/public sector bonds. During 1996-97 HUDCO raised Rs. 412 crores by way of tax free/taxable bonds.

(v) Certain exemptions under I.T. Act have been given for investment in housing.

(vi) Various fiscal incentives in the forms of excise and customs duty exemptions have been made available for production of innovative and cost effective building materials by utilising industrial and agricultural wastes.

(vii) With a view to ensuring larger investment in rental housing, model Rent Legislation has been drafted and sent to States for adoption or enacting legislations on similar lines.

(d) The National Housing Policy stipulats that the private developers and the organised sector will be encouraged to invest in various forms of housing and land development by access to finance, speedier approval of schemes and other forms of support, removal of constraints to assembly and development of land, while they will be induced to devote a significant proportion of the investment in housing for lower and middle-income groups at affordable prices and conform to non-exploitative practices. The extent and manner in which private sector is to be involved in their housing programmes depends upon the decisions of various State Governments in this regard.

Developments of Towns in Madhya Pradesh

4420. SHRI RAGHAVJI : Will the PRIME MINISTER be pleased to state:

(a) the schemes forwarded by the Madhya Pradesh Government for Central Assistance for the development of towns during the last three years;

(b) the towns to be developed under each scheme, togetherwith the cost thereof; and

(c) by when the decision would be taken by Govenment on those schemes and what are the reasons for the delay in taking a decision?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) to (c) Under the Centrally Sponsored Scheme of Integrated Development of Small & Medium Towns (IDSMT), Government of Madhya Pradesh have submitted the proposals for undertaking schemes for improvement of physical and economic infrastructure and other essential facilities/services in 33 towns during the last three years. Out of these proposals, schemes in respect of 12 towns received during 1994-95 and conforming to the Pre-revised IDSMT Guidelines were approved by Government of India. The schemes in respect of the remaining 21 towns received during 1995-96 and 1996-97 under the Revised IDSMT Scheme were approved by the State Level IDSMT Sanctioning Committee of Madhya Pradesh. Townwise details of approved project cost and Central assistance released are annexed as Statement (*See* Below). Out of these 33 proposals, Central assistance amounting to Rs. 474.60 Lakhs was released to the State Govt. for 26 towns in order of priority. Central assistance could not be released during 1996-97 for 7 towns mentioned at serial nos. 27 to 33 in the